

Historic Zoning Commission Meeting May 25, 2006

Attendees: Pat Aldred, Wanda Barker, Kirk Duclos, Betty Friedlander

The meeting was called to order at 6:30pm by Kirk (vice chair) as Wanda was late.

The minutes from the previous meeting (March) were approved (Pat Aldred moved, Betty Friedlander seconded) unanimously.

During Citizens Comments Evelyn Bennett requested that the Commission attend a meeting with the property owners in the district to explain the differences between the HZC and the Historic Society and go over the information in the town's zoning ordinance which apply to the district. Though no specific date was set, the Commission was asked to look at their schedules and provide some alternative dates in June. Wanda will put out an email to Commission members requesting information on available days. Betty will supply copies of the zoning ordinances for the attendees.

Under new business the Commission reviewed and approved unanimously the sign requests from Cathy Lynn's Home Décor at 7287-B Nolensville Road (Pat moved, Betty seconded) and Anna's Children's Boutique at 7292 Nolensville Road (Betty moved, Pat seconded).

New business was spent on discussing the problems with the current zoning ordinance that were only partially updated the last go-around. Below are the Commission's wishes on the various items detailed in Betty's "Discussion Notes" and Bob Notestein's responses:

- Clean up of sections (1.10.0, 2.2.9, 9.5.1) to change HDC to HZC (Betty to provide a marked copy to Henry Laird). The standards sections have already been corrected in the latest update.
- Membership (1.10.2): the Commission wants to use the statute, section (a) sent by fax from Bob since it covers all of the pertinent points and what has actually become accepted practice in the Town. A copy of this will be given to Henry along with these minutes.
- Quorum (1.10.3): the Commission wants a majority of the total members to constitute a quorum. We believe this was the intent of the zoning ordinance when written since there were five (5) members and three (3) members were needed for a quorum.
- Procedure (9.5.3): the Commission felt that with the ten (10) days listed in the ordinance, we would most likely be covered on attending to business within the allotted time limit of thirty (30) days. Since we have no knowledge of where the 21 day newspaper notification we ask that this be researched and changed to meet the ten day time limits in the ordinance. We see no reason why a newspaper needs three weeks to publish a simple notification.

The last item of new business had to do with the Codes Department looking into the following items (Wanda to discuss with Rich Woodruff):

- The temporary structure next to the Creamery which is an "eyesore" on the streetscape. If it is being used as storage, it should be behind the building.

- The number of cars, most with prices on them, across from Nolensville Auto which is not allowed in the district.
- The old tires and batteries at Nolensville Auto which is a health hazard along with the way it looks.
- The overflow from the septic tank between the Mexican restaurant and Marishell. The smell is bad and have actually seen toilet paper floating in the liquid. We realize that this is probably a county health issue but ask Codes to contact them.

The meeting adjourned at 7:37pm.

Respectively Submitted,

Betty Friedlander, Secretary

Approved: